

Document No. 3487
Adopted at Meeting of 6/9/77

APPLICATION FOR APPROVAL OF ACQUISITION
OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS
CHAPTER 121A AS AMENDED AND CHAPTER 652
OF THE ACTS OF 1960

AND FOR CONSENT TO A LIMITED PARTNERSHIP TO BE
RECOGNIZED UNDER THE PROVISIONS OF CHAPTER 121A;

APPLICATION OF HAYNES HOUSE ASSOCIATES
TO ACQUIRE HAYNES HOUSE FROM
LOWER ROXBURY DEVELOPMENT CORPORATION

1. The Application. The undersigned Applicants hereby apply to the Boston Redevelopment Authority (the "Authority") pursuant to the provisions of Massachusetts General Laws, Chapter 121A, as amended, and the provisions of Chapter 652 of the Acts of 1960, as amended, for the approval by the Authority of the proposed acquisition of the project presently known as Haynes House ("the Project"), by Haynes House Associate ("the Buyer"), a limited partnership to be formed under the Massachusetts General Laws, Chapter 109, and for the consent of the Authority to Haynes House Associates to be organized under Chapter 121A for the purpose of acquiring and carrying out the Project. The Buyer shall be a Limited Partnership, the general partners of which shall be Security Properties -- '77, a Washington general partnership, and Lower Roxbury Management Corporation, a Massachusetts corporation. Lower Roxbury Management Corporation is a wholly-owned subsidiary of the present owner, Lower Roxbury Development Corporation, and will be the managing general partner.

The Project is operated and maintained in conformity to the Application for Approval of the Project submitted to the Authority by Lower Roxbury Development Corporation, which the Authority approved on February 10, 1972, as amended on May 18, 1972, March 15, 1973, and October 9, 1975. A mortgage on the premises comprising the Project is held by the MHFA, Project No. 72-108-N.

2. The Applicants. The residential address, occupations, and bank references of the Applicants are as follows:

| <u>Applicant</u> | <u>Residential Address</u> | <u>Occupation</u> | <u>Bank Reference</u> |
|--------------------------------------|--|--|---|
| Lower Roxbury Management Corporation | 757 Shawmut Avenue Roxbury, MA | Housing management corporation | State Street Bank and Trust Co. |
| Security Properties -- '77 | 1400 Tower Building Seattle, Washington | Subsidized Housing Syndication Partnership | Bank of California 910 Fourth Avenue Seattle, WA. |

3. Project Proposed to be Acquired. Subject to the approval of this Application by the Authority, and the approval of the proposed acquisition by MHFA, the Buyer will acquire the property known as Haynes House on land conveyed by the Authority to Lower Roxbury Development Corporation by deed dated April 11, 1973, and described more fully in Exhibit A attached hereto.

4. Terms of the Acquisition. The Buyer will acquire the Project from the Seller for a cash consideration of \$203,000 subject to a mortgage, the outstanding principal of which is presently \$4,165,300.

5. Capitalization of the Buyer. The Buyer will obtain the funds to effect the proposed acquisition through the sale of limited partnership interests.

6. Changes in the Project. Buyer will make no changes in the Project; reference is made to the Application, as previously amended by the Authority, for a complete description of the uses to which the Project will be put.

7. Notices. All notices and requests by the Authority in connection with this Application should be sent to Ralph Smith, c/o Lower Roxbury Management Corporation, 757 Shawmut Avenue, Roxbury, Massachusetts 02119, with a carbon copy to Robert Tuchmann, Esquire, c/o Hale and Dorr, 28 State Street, Boston, Massachusetts 02109.

8. Exhibits. Also filed herewith are the following items:

a. Ten (10) conformed copies of this Application, exclusive of exhibits.

b. Five (5) copies of Exhibit A, the description of

the area to be acquired.

c. Five (5) copies of Exhibit B, the draft of the Regulatory Agreement required by Section 18C of Chapter 121A in the form which the Applicant is willing to execute if acquisition of the Project is approved in accordance with this Application.

d. Five (5) copies of Exhibit C, an Assignment and Assumption Agreement relating to the 6A Contract between the Applicant and the Lower Roxbury Development Corporation, to be assented to by the City of Boston, in a form in which the Applicant is willing to execute if the acquisition of the Project is approved in accordance with this Application.

e. Five (5) copies of Exhibit D, Limited Partnership Agreement.

EXECUTED this 1st day of June , 1977.

HAYNES HOUSE ASSOCIATES

By: LOWER ROXBURY MANAGEMENT CORPORATION

By: Ralph D. Smith

By: SECURITY PROPERTIES -- '77

By: Robert Tuchman
attorney-in-fact

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

June 1, 1977

Then personally appeared the above-named Ralph D. Smith,
President of West Roxbury Management Corporation,

who, being duly sworn, made oath that to the best of his knowledge
and belief, the statements contained in the foregoing Application
and the Exhibits included in it are true, before me.

Robert Tuchmann
Notary Public

ROBERT TUCHMANN, Notary Public
My commission expires Jan. 26, 1979

My Commission expires _____

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

June 3, 1977

Then personally appeared the above-named Robert Tuckerman, attorney in fact for Security Properties '77,

who, being duly sworn, made oath that to the best of his knowledge and belief, the statements contained in the foregoing Application and the Exhibits included in it are true, before me.

David J. Shapiro
Notary Public

My Commission expires _____

DAVID J. SHAPIRO
My Commission Expires
May 10, 1979